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38-74
TRANSFER
TAX
PAID

WARRANTY DEED

Statutory Short Form

042474

We, **Rudolph R. Michaud and Daisy M. Michaud** of Waterville, County of Kennebec and State of Maine, for consideration paid, grant and convey to **Raymond P. Michaud**, of 94 Tall Pines Drive, Buxton, Maine 04093, the real estate described as follows:

Reserving unto the above grantors an exclusive life estate. The grantors shall remain responsible for all expenses associated with the above described real estate during the term of their life estate.

A certain lot or parcel of land, situated in the City of Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin located in the southerly line of Barnet Avenue, which iron pin is one hundred (100) feet westerly from an iron pin in the northwest corner of land of Charles Lakin and Penney Floyd; thence S 12° 06' W a distance of one hundred forty-one and three tenths (141.3) feet to an iron pin and land of Leland J. Bard and Fernando Bard; thence N 78° 09' W a distance of one hundred (100) feet to an iron pin; thence N 12° 06' E a distance of one hundred forty-one and four tenths (141.4) feet to an iron pin in the southerly line of Barnet Avenue; thence S 78° 06' E a distance of one hundred (100) feet to an iron pin and the point of beginning.

Meaning and intending to convey Lot #3 as shown on plan entitled "Subdivision of Land of Lester T. Jolovitz" and approved by the Waterville Planning Board May 23, 1983 and recorded in the Kennebec County Registry of Deeds in File #E-83062.

This conveyance is made subject, however, to the following restrictions which will be binding upon the said grantees and all persons claiming or holding under said grantees:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than forty thousand dollars (\$40,000.00) shall be built on said land, and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue and within ten (10) feet from any boundary line.
3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.

6. The grantees, their heirs and assigns, shall not obstruct or divert the natural flow of water across the above described premises as to cause damage or nuisance to any abutting owner.

7. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.

8. The grantor herein does not hold himself responsible for enforcement of the aforementioned restrictions.

Being all and the same premises acquired by Rudolph R. Michaud and Daisy M. Michaud by Warranty Deed from Lester T. Jolovitz dated August 7, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2714, Page 164.

WITNESS my hand and seal this 14 day of ^{November} ~~October~~, 2003.

Signed, Sealed and Delivered
in the presence of:

Rudolph R. Michaud
Rudolph R. Michaud

Daisy M. Michaud
Daisy M. Michaud

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: 11/14/03

Then personally appeared the above named Rudolph R. Michaud and Daisy M. Michaud and acknowledged the foregoing instrument to be their free act and deed.

Before me,

David E. Bernier
Notary Public
Print
Name: _____



DAVID E. BERNIER
NOTARY PUBLIC, MAINE
MY COMMISSION EXP JAN. 16, 2004

RECEIVED KENNEBEC SS.

2003 NOV 26 AM 9:00

ATTEST [Signature]
CLERK OF DEEDS